179.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,700 / 847,700
					USE VALUE:	847,700 / 847,700
					ASSESSED:	847,700 / 847,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BHATT RICHA
Owner 2:	JOSHI UJJWAL
Owner 3:	
Street 1:	8 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RJJJ LLC -
Owner 2:	-
Street 1:	10 DRAPER AVE
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 11,260 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2629 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11260.000	317,200		530,500	847,700
Total Card	0.258	317,200		530,500	847,700
Total Parcel	0.258	317,200		530,500	847,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.44 | /Parcel: 322.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 121870
GIS Ref:
GIS Ref:
Insp Date: 01/27/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,300	0	11,260.	530,500	847,800	847,800	Year End Roll	12/18/2019
2019	101	FV	250,000	0	11,260.	530,500	780,500	780,500	Year End Roll	1/3/2019
2018	101	FV	250,000	0	11,260.	447,100	697,100	697,100	Year End Roll	12/20/2017
2017	101	FV	188,800	0	11,260.	409,200	598,000	598,000	Year End Roll	1/3/2017
2016	101	FV	188,800	0	11,260.	348,600	537,400	537,400	Year End	1/4/2016
2015	101	FV	187,800	0	11,260.	303,100	490,900	490,900	Year End Roll	12/11/2014
2014	101	FV	187,800	0	11,260.	280,400	468,200	468,200	Year End Roll	12/16/2013
2013	101	FV	187,800	0	11,260.	266,700	454,500	454,500		12/13/2012

!14115!

PRINT

Date	Time
12/11/20	03:59:35

LAST REV

Date	Time
12/20/17	08:42:45

danam

PAT ACCT. 14115

USER DEFINED

Prior Id # 1:	121870
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJ LLC,	69073-236		3/30/2017		835,000	No	No		
SANTORE JOSEPH	67335-415		5/27/2016	Change>Sale	565,000	No	No		
SANTORE JOSEPH	45620-289		7/15/2005	Family	1	No	No		
SANTORE JOSEPH	36198-1		8/22/2002	Family		No	No		
SANTORE AMELIA	22418-42		9/22/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2016	2179	Heat App	8,000	C				replace furnace wi
8/9/2016	2005	Addition	265,000	O				full gut +add 2nd

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2017	Meas/Inspect	DGM	D Mann
10/14/2008	Inspected	355	PATRIOT
4/8/2000	Inspected	268	PATRIOT
1/12/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
5/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11260		Sq. Ft.	Site		0	70.	0.67	7									530,459						530,500	

Total AC/HA: 0.25849 | Total SF/SM: 11260 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 530,459 | Spl Credit | Total: 530,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99573886
Adj $ / SQ:	127.704
Other Features:	107422
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355630
Depreciation:	38408
Depreciated Total:	317222

COMMENTS

SUMP PUMP IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

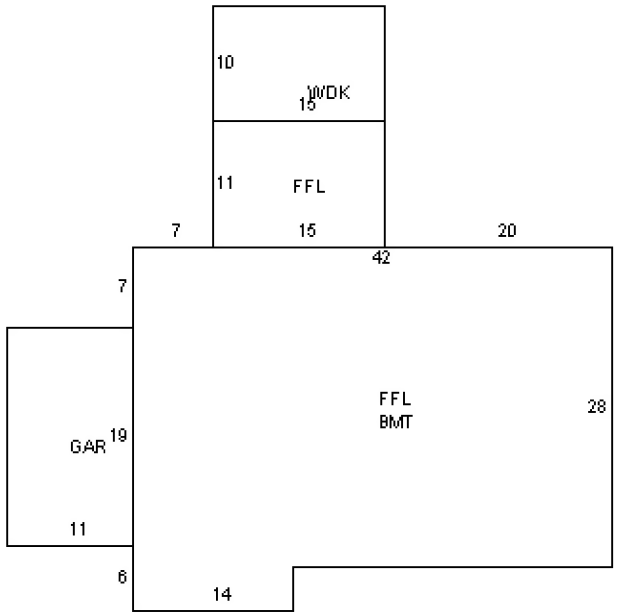
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.70
Special Features:	0	Val/Su Net:	106.16
Final Total:	317200	Val/Su SzAd	227.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,397	127.700	178,402
BMT	Basement	1,232	50.570	62,303
GAR	Garage	209	26.850	5,611
WDK	Deck	150	12.610	1,892

Net Sketched Area:	2,988	Total:	
Size Ad	1397	Gross Are	3588	FinArea	2629
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	